

Overview of Affordable Housing and Sustainable Communities Program Concept

Strategic Growth Council

July 10, 2014

Proposed Timeline

Mid AUGUST 2014	Three Public Workshops on Guideline Development
Early OCTOBER 2014	Draft Guidelines presented to Council
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2014-15
Greenhouse Gas Reduction Fund
Investments

Category	Department	Program	2014-15
Sustainable Communities and Clean Transportation	High-Speed Rail Authority	High-Speed Rail Project	\$250 m
	State Transit Assistance	Low Carbon Transit Operations Program	\$25 m
	Caltrans	Transit and Intercity Rail Capital Program	\$25 m
	<i>Strategic Growth Council</i>	<i>Affordable Housing and Sustainable Communities Program</i>	<i>\$130 m</i>
	Air Resources Board	Low Carbon Transportation	\$200 m
Energy Efficiency and Clean Energy	Dept. of Community Services and Development	Energy Efficiency Upgrades/Weatherization	\$75 m
	Energy Commission	Energy Efficiency for Public Buildings	\$20 m
	Dept. of Food and Agriculture	Agricultural Energy and Operational Efficiency	\$15 m
Natural Resources and Waste Diversion	Dept. of Fish and Wildlife	Wetlands and Watershed Restoration	\$25 m
	Dept. of Forestry and Fire Protection	Fire Prevention and Urban Forestry Projects	\$42 m
	Cal Recycle	Waste Diversion	\$25 m
TOTAL			\$832 m

Legal Background for the Affordable Housing and Sustainable Communities Program

California
Strategic Growth Council

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

2006	AB 32	California Global Warming Solutions Act
2008	SB 375	Sustainable Communities and Climate Protection Act
2012	SB 535	Requires auction proceeds benefit and invest in Disadvantaged Communities
2012	AB 1532	Establishes public process and directs funds to reduce GHGs and achieve co-benefits
2012	SB 1018	Established the Greenhouse Gas Reduction Fund and accountability requirements
2014	SB 862	Created the Affordable Housing and Sustainable Communities Program

Role of the California Air Resources Board

Evolution of State Support for Sustainable Communities

Research & Best Practices

Statewide TOD
Study & Database

Statewide Infill
Study

Smart Mobility
2010

Infill Financing
Options Analysis



Planning

Integrated Regional
Partnership Program

Downtown Rebound
Planning Grants

Regional
Blueprint
Program

Modeling
Incentives
Grants

Sustainable Communities
Planning Grants



Implementation

Multifamily Housing
Program

Catalyst Pilot
Program

TOD and Infill
Infrastructure Grant
& Loan Program

Urban
Greening
Grants

Active
Transportation
Program



SGC Affordable Housing & Sustainable Communities Program

Examples of Sustainable Communities Implementation

HCD Proposition 1C Programs

Transit-Oriented Development (TOD) and Infill Infrastructure (Infill) Programs

TOD		Infill
\$300M		\$850M
Housing Loans	Infrastructure Grants	Infrastructure Grants
64% to Loans 34 contracts	36% to Grants 14 contracts	100% Grants 124 contracts
Housing Project must be within ¼ mile of qualifying transit station		Project must be a qualifying infill site
Loans Fund: affordable housing	Grants Fund: Wide variety of infrastructure including streets, sidewalks, sewer, utilities, bike and pedestrian improvements, transit stations and linkages, parks, traffic mitigation – in support of a qualifying project.	

*HCD has administered three rounds of funding for these programs

TOD/Infill Program Examples

1050 B St., San Diego
\$4M TOD Grant
229 Affordable Units



MacArthur Transit Village, Oakland
\$17M TOD Grant
\$17M Infill Grant
448 Total Units
89 Affordable



MacArthur Park Apartments, Westlake MacArthur Station, LA
\$16M TOD Loans, \$1M TOD Grant
172 Affordable Units



Union City Intermodal, Union City
\$8M TOD Grant
344 Total Units
155 Affordable

Affordable Housing and Sustainable Communities Program Concept

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

The SGC is authorized to fund land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce GHG emissions. These projects facilitate the reduction of the emissions of GHGs by improving mobility options and increasing infill development, which decrease vehicle miles traveled and by reducing land conversion, resulting in a reduction of GHG and other emissions.

((Sec. 1(a)(7)(D), SB 862, Chapter 36, Stats. 2014)

Statutory Requirements

- Demonstrate GHG reductions
- Consistent with State Planning Priorities
- Implement regional Sustainable Communities Strategy*
- 50% of funding invested:
 - To benefit Disadvantaged Communities
 - To provide housing opportunities for lower income households

*If a Sustainable Communities Strategy is not required for a region by law, a regional plan that includes policies and programs to reduce greenhouse gas emissions will meet this requirement.

Eligible Uses

Statutorily-eligible projects for funding include the following (PRC Sec. 75212):

- Affordable Housing
- Transit
- Active Transportation
- Non-infrastructure Active Transportation Projects
- Transit-Oriented Development Projects
- Complete Streets Capital Projects
- Other GHG and Criteria Air Pollutant Reduction projects or programs
- Ag land protection strategies that support infill development
- SCS Implementation Plans

Proposed Program Structure

- SGC provides central authority for program implementation
- Proposed parallel structure for implementation
 - AHSC component administered by HCD on behalf of SGC
 - Ag lands component administered by Natural Resources Agency on behalf of SGC
- Recommended distribution through a competitive process
- Funding would be distributed as loans and grants, as appropriate

Public Policy Objectives

Projects are also to support related and coordinated public policy objectives, including:

- Reducing air pollution
- Improving conditions in disadvantaged communities
- Supporting or improving public health
- Improving connectivity and accessibility to jobs, housing and services
- Increasing options for mobility, including active transportation
- Promoting water conservation
- Increasing transit ridership
- Preserving and developing affordable housing for lower income households
- Protecting agricultural lands to support infill development
- Project scoring criteria shall support benefits per AB 1532 and SB 535 and other co-benefits

Roles and Responsibilities

Strategic Growth Council

- Policy Direction
- Approve Guidelines
- Approve Projects for Funding
- Oversight of Implementation

SGC & Member Agency Staff

- Hosts Public Guideline Workshops
- Develops Draft Guidelines
- Oversees Proposal Review Process

Implementing Agencies

- Contracts with Awardees
- Manages Contracts
- Monitors Implementation
- Reports to SGC on Project Progress

Role of Metropolitan Planning Organizations (MPOs)

- Per SB 862, “council shall coordinate with the metropolitan planning organizations and other regional agencies to identify and recommend projects within their respective jurisdictions that best reflect the goals and objectives of this division.”

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Questions/Comments?